

Site Analysis			
Annual Operating Summary	Proposed Zoning	Existing Zoning	2040 Plan Placetype
		PD - Planned Development (Res-High), PD - Planned Development (Retail)	PD - Planned Development (Res-High), PD - Planned Development (Retail)
Annual Operating Revenues	\$453,972	\$421,258	\$469,112
Annual Operating Expenses	\$313,883	\$269,121	\$36,510
Net Surplus (Deficit)	\$140,089	\$152,137	\$432,602

Development Value	Proposed Zoning	Existing Zoning	2040 Plan Placetype
Total Residential Development Value	\$37,440,000	\$31,680,000	\$0
Residential Development Value (per unit)	\$144,000	\$144,000	\$0
Residential Development Value (per acre)	\$2,618,182	\$2,215,385	\$0
Total Nonresidential Development Value	\$5,645,376	\$7,291,944	\$19,621,602
Nonresidential Development Value (per square foot)	\$180	\$156	\$180
Nonresidential Development Value (per acre)	\$0	\$0	\$1,372,140

Projected Output			
Total Employment	49	60	169
Total Households	260	220	0

Projected Market Analysis			
Market Share Analysis (Communitywide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	0.8%	0.6%	0.0%
% Retail	0.9%	0.9%	3.1%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.3%	0.0%

*Includes City and Extraterritorial Jurisdiction

Market Share Analysis (Districtwide*)	Proposed Zoning	Existing Zoning	2040 Plan Placetype
% Residential	30.5%	25.8%	0.0%
% Retail	45.1%	45.1%	156.9%
% Office	0.0%	0.0%	0.0%
% Industrial	0.0%	0.0%	0.0%

*ONE McKinney 2040 Comprehensive Plan